

**MOAB CITY PLANNING COMMISSION MINUTES--DRAFT**  
**October 28, 2021**

The Moab Planning Commission held its Regular Meeting on the above date. Archived audio is at [www.utah.gov/pmn](http://www.utah.gov/pmn) and video is at [www.youtube.com/watch?v=OLLS7AjOHoo](http://www.youtube.com/watch?v=OLLS7AjOHoo).

***Call to Order:***

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:05 p.m. In attendance were Commissioners Brityn Ballard, Ruben Villalpando-Salas, Becky Wells and Luke Wojciechowski. Assistant City Planner Cory Shurtleff also attended.

***Citizens To Be Heard:*** There were no Citizens to be Heard.

***Public Hearing: Signage Ordinance Amendments***

At 6:06 p.m., Commission Chair Marienfeld opened a Public Hearing Regarding Draft **Ordinance #2021-18** -- An Ordinance Amending The Moab Municipal Code (MMC) With Clarifying Language Identifying Prohibited LED And LCD Display Technologies; And Amending The MMC With Clarifying Language Identifying Exempt, Temporary, And Prohibited Signs; And Amending The MMC Sign Code Definitions; And Relocation Of Section 15.44 Sign Code To New Section 17.93 Sign Code, With Incorporation Of Generally Duplicated Sections Into Consolidated Sections.

***Presentation and Public Hearing:*** Assistant Planner Shurtleff presented proposed amendments to the sign code. There were no written or verbal public comments. Commission Chair Marienfeld closed the public hearing at 6:27 p.m.

***Discussion:*** Commission Member Wells brought up an example of a backlit display sign and discussion ensued regarding compliance with existing signage code and the Dark Sky ordinance. Various types of signs including those with spotlights, window stickers, murals and similar were mentioned.

***Motion and Vote:*** Commission Member Villalpando-Salas moved to forward a Positive Recommendation to City Council on **Ordinance 2021-18** – An Ordinance Amending The Moab Municipal Code (MMC) With Clarifying Language Identifying Prohibited LED And LCD Display Technologies; And Amending The MMC With Clarifying Language Identifying Exempt, Temporary, And Prohibited Signs; And Amending The MMC Sign Code Definitions; And Relocation Of Section 15.44 Sign Code To New Section 17.93 Sign Code, With Incorporation Of Generally Duplicated Sections Into Consolidated Sections, with added language regarding fuel price signage. Commission Member Wojciechowski seconded the motion. The motion passed unanimously.

***Discussion Item: Active Employee Households Code Amendments***

Assistant Planner Shurtleff introduced the Resolution passed by City Council regarding the effort to protect Moab's workforce from the ongoing housing crisis. He discussed ownership, affordability and occupancy requirements. Shurtleff explained proposed deed restrictions related to City **Resolution 33-2021** To Formally Initiate Proceedings To Amend The Moab Municipal Code (MMC) Sections 17.45 Single-Household Residential Zone, 17.48 Multi-Household Residential Zone, 17.51 R-4 Manufactured Residential Zone To Add A Requirement That New Residential Development Of More Than Two Households Be Subject To A Requirement That Some Of The Units Must Qualify As Active Employment Households And/Or Subject To Deed Restrictions Regulating The Use Of The Units As Workforce Housing. He explained the background surrounding the resolution, which officially initiates the process to amend the residential zones in Utah to require Workforce Housing as a part of developments with more than two units. Commission Chair Marienfeld clarified she would like to separate the

open space elements from the workforce requirement. Shurtleff explained how to assess or round-up fractional properties. Accessory Dwelling Units (ADUs) were also mentioned, along with exemptions for retired persons and family members.

***Future Agenda Items:***

Assistant Planner Shurtleff mentioned multiple site plans for consideration and minor subdivisions. Commission Member Villalpando-Salas asked about Hotspot Funding.

***Adjournment:*** Commission Chair Marienfeld adjourned the meeting at 7:16 p.m.

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